

Identification of the Area

Area 90

Woodinville / Redmond / East Kirkland

Area Description:

Area 90 consists of 11 separate neighborhoods for appraisal purposes being located predominately in the cities of Redmond, Woodinville, east Kirkland (NE 85th St.) and east Bothell (North Creek). The remainder of the area is within unincorporated King County.

Boundaries:

North – King - Snohomish County line (NE 205th St.)

West – I-405 Freeway (less Totem Lake neighborhood between NE 104th St and NE 132nd St.)

East – 148th Ave NE south to NE 165th St, then west to the Sammamish River, then south along the Sammamish River to NE 116th St, then east to 196th Ave NE, and then south to Lake Sammamish.

South – From I-405, east along NE 40th St to 132nd Ave NE, then north to 60th St, then east to 148th Ave NE, then south to NE 20th St, then east to Bel-Red Rd, then following northeast along Bel-Red Rd to NE 40th St, then east to 172nd Ave NE, then south to NE 20th PL, and then east to Lake Sammamish.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Physical Inspection Area:

A portion of neighborhood 90-50 located in the Redmond central business district (CBD) was physically inspected for this cycle. The portion of this neighborhood represents approximately 16.1% of the entire Area. Information for the remaining portion of the Area is based on existing County records and data as inspected during prior years.

Preliminary Ratio Analysis

A Preliminary Ratio Study of existing values was done in April 2006. The study included sales of improved parcels and showed a COV of 17.39%.

The study was repeated after application of the 2006 recommended values. The results are included in the validation section of this report showing a difference in the COV from 17.39% to 10.75%.

Scope of Data

Vacant Parcel Data:

The land valuation consisted of a review of all vacant land sales within Area 90 from 1/2002 through 12/2005. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used a GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division & Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The lien date of valuation is 1/1/2006.

Land Value

Land Change Summary:

The recommended land value for the 2006 Assessment year (taxes payable in 2007) results in an average total change from the 2005 Assessments of +11.83%. The total land assessed value for the 2005 Assessment year for Area 90 was \$1,344,368,181 and the total recommended land assessed value for the 2006 Assessment year is \$1,503,434,000.

Neighborhoods and Sales:

The following is a breakdown of each neighborhood and a summary of the new sales considered. The assessor considered these and historic sales as the primary method of establishing the new assessed land values for each neighborhood.

North Creek (10)

The North Creek neighborhood is defined by the area within the North Creek planning area located in the city of Bothell. The neighborhood is considered part of the regions Technology Corridor and includes the Quadrant and Schnitzer Business Parks. Zoning primarily consists of a Planned Unit Special Overlay classification including R15, OP, CB, LI and MVSO. An additional smaller multi-family zone R2800, OP falls within this neighborhood.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values.

Lot sizes are typically 100,000 to 200,000 sqft.

Land values are generally within \$14 to \$15/sf.

1 land sale since 1/2002 is included for this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-10	092605-9009	\$4,350,000	4/10/02	1746293	\$14.9	291,660	R15/OP

Woodinville - North & South Industrial(15) (25)

The Woodinville Industrial neighborhoods are defined by properties located within the I (Industrial) & GB (General Business) zoned properties of Woodinville. The cities manufacturing and warehouse facilities are generally located in this area. The GB zoning emphasizes a more auto-oriented retail and service use.

A small number of R-zoning is included within these neighborhoods. Bear Creek is noted to run through part of this neighborhood.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values.

Land values are generally within \$8-\$12/sf. for I zoned properties and \$12-\$16 for GB.

5 land sales since 1/2002 are included for this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-25	102605-9173	\$352,000	1/25/05	2095124	\$2.7	130,244	RA2.5S O
90-25	571160-0020	\$500,000	10/28/02	1918545	\$8.4	59,448	I
90-15	032605-9022	\$737,300	8/2/02	1902248	\$8.8	83,738	I
90-25	152605-9096	\$2,050,600	8/24/05	2153415	\$12.5	164,674	I

90-15	192730-0005	\$1,327,699	2/27/03	1942600	\$9.4	141,232	GB
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Woodinville – Downtown (20)

The Downtown Woodinville neighborhood is the business core of Woodinville and defined by properties falling within the CBD (Central Business District), O (Office), and P/L zoning. The neighborhood plan emphasizes a broad mix of retail, higher density residential, wholesale, service and recreational/cultural uses. Major businesses located here are Molbaks, numerous line-retail malls, and the Woodinville government buildings.

The assessor considered recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values.

Land values typically range from \$20-\$30+ considering adjustments for lot size

2 land sales since 1/2002 are included for this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-20	092605-9087	\$850,000	2/1/02	1870815	\$30	28,737	CBD
90-20	102605-9072	\$410,000	5/13/05	2122850	\$30.8	13,319	CBD

Redmond – Willows Road (30)

The Willows Road neighborhood is defined by properties located on Willows Road within the city of Redmond and extending north through unincorporated King County to Woodinville. This neighborhood is considered part of the regions Technology Corridor and includes a diverse mixture of office, high-tech/ flex, and industrial users. Zoning is predominately a mix of BP (Business Park) and ISO within unincorporated King County. A small amount of R (Retail) and MU (Multiple Use) zoning falls within the neighborhoods. Development is somewhat limited due to the areas adjacent steep topography and wetlands.

No new land sales for this area are included therefore land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values.

Land values typically range from \$9-\$12/sqft.

Redmond Industrial – West(45), & East Redmond (55)

The Redmond Industrial neighborhoods are defined by properties generally associated with mixed manufacturing/ industrial use. Zoning is typically BP (Business Park), MP (Manufacturing Park), and I (Industrial) properties of Redmond. The cities GC (General Commercial) and

GDD (Gateway Design District) areas are also included. The outlining area within this neighborhood includes a small amount of mixed use high density residential.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

Lot sizes are large and typically range from 30,000sqft to 1,000,000+sqft.

Land values typically range from \$10-\$12/sqft. for MP & I and \$20-\$30+ for GC zoning.

7 land sales since 1/2002 are included for this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-55	131830-0190	\$300,000	8/28/05	2151433	\$9.4	31,932	MP
90-55	131830-0180	\$725,000	8/28/05	2151438	\$10.3	70,432	MP
90-55	072506-9117	\$1,625,000	8/31/04	2066483	\$10.6	153,727	MP
90-55	131830-0020	\$3,250,000	6/22/05	2135605	\$13.9	233,182	BP
90-55	012505-9042	\$375,000	4/1/03	1950683	\$8.05	46,609	GC
90-55	122505-9160	\$1,650,000	9/16/04	2070102	\$30.4	54,356	GC
90-55	122505-9041	\$9,000,000	7/26/04	2057451	\$32.8	274,434	GC

Kingsgate (35)

This neighborhood is defined by the area located north of NE 132nd St, east of I-405 and south and west of Woodinville city limits. This is a relatively small neighborhood of scattered parcels within unincorporated King County. The zoning is a diverse mix including a high proportion of multi-family/ residential type properties.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

Land values have a wide range reflecting the diversity from \$7-\$23+/sqft.

2 land sales since 1/2002 are included for this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-35	162605-9071	\$375,000	4/25/03	1954231	\$23.0	16,335	NBPS O
90-35	162605-9081	\$2,000,000	6/15/04	2047275	\$11.6	172,500	OSO

Downtown Redmond (50)

The Downtown Redmond neighborhood is the business core of Redmond and defined by properties falling within the CC1 through CC6 (City Center) zones. The zonings allow for a wide range of uses ranging from a major regional shopping center facility and associated office/retail use to moderate density residential housing. The outlining areas within this neighborhood consist of R1–R30 zoning and consist of higher density residential and condominium communities.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

Land values for CC zoning typically range from \$30-\$55/sqft.

8 land sales since 1/2002 are included for this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-50	779290-0035	\$1,400,000	6/8/05	2129934	\$29.5	47,500	CC6
90-50	719890-0260	\$175,000	11/5/02	1921073	\$33.1	5,280	CC6
90-50	779290-0030	\$1,305,948	8/26/02	1908387	\$38.4	34,024	CC1
90-50	779290-0245	\$475,000	12/20/04	2080963	\$42.8	11,098	CC6
90-50	122505-9111	\$1,650,000	10/20/04	2081569	\$50.7	32,540	CC1
90-50	660050-0050	\$660,000	10/19/05	2164464	\$59.0	11,020	CC4
90-50	312606-9093	\$1,520,000	6/4/02	1891214	\$5.09	298,386	NC
90-50	951091-0590	\$275,000	2/21/02	1870261	\$6.7	41,258	R12

Overlake/ Microsoft (60)

The Overlake/ Microsoft neighborhood is defined as properties located with the OV zone (Overlake Business and Advanced Technology) and fall within the city of Redmond. The zone provides for advanced technology uses, research and development uses, corporate offices, compatible high technology manufacturing, distribution uses. The corporate offices of Microsoft and Nintendo are located here. Parcel sizes are large typically ranging from 1 to 10+ acres reflecting multiple building campus style settings

A smaller retail zoned (RC) and multi-family zoned area is also located within this neighborhood.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

Land values are typically \$24+/sqft for OV zone parcels.

2 land sale since 1/2002 are included for this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-60	105400-0040	\$1,280,000	5/24/04	2044662	\$35.6	35,986	RC
90-60	232505-9038	\$2,440,000	10/9/02	1914709	\$24.3	100,417	OV

East Kirkland (65)

This neighborhood is defined as the area located generally immediately north and south of NE 85th St and east of I-405 to the Redmond city boundary. The zoning is a diverse mix of business, office, and retail BC (Business Commercial), along NE 85th St, PO (Professional Office) and R (Multi-Family) zoning in the outer areas.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

Land values have a wide range reflecting the diversity from \$6-\$27/sqft

3 land sales since 1/2002 are included for this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-65	123850-0210	\$725,000	8/17/05	2148596	\$15	48,351	LI
90-65	123850-0245	\$550,000	3/2/05	2106925	\$27.5	19,988	RSX7.2
90-65	123850-0246	\$875,000	8/8/05	2148064	\$24.5	35,782	RM3.6

Improved Parcel Total Values:

Sales comparison approach model description

The model for sales comparison was based on data sources from the Assessor's records including: occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area and then expanded to other similar neighborhoods.

There were 85 improved sales in Area 90 considered being good, fair market transactions reflective of market conditions. These sales were organized into market segments based on predominant use and further stratified by neighborhoods. The sales served to establish a general upper and lower market boundary for the various property types within the subject area. An analysis of the improved sales indicated actual sale prices overall continue to show an increase as of this appraisal revalue date as compared to last year.

Sales comparison calibration

The search for comparable sales was within each geographic neighborhood and then expanded to include the surrounding neighborhoods within the geographic area. Location, quality, and effective age were factors considered for adjustment.

Cost approach model description

The Marshall & Swift Commercial Estimator was used to automatically calculate cost estimates for all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

The Income Approach was used for valuation of improved properties throughout Area 90 when considered most appropriate. Economic income information was derived from the market place using the sales included as well as through market rents, surveys, and available publications. Changes in the market were noted in 2005 over prior years with both vacancy rates decreasing and rental rates generally increasing. The office market continues to gain strength in this Area with improved office vacancy and rental rates and positive absorption. Retail vacancy and rental rates indicated the strongest market. Lower capitalization rates particularly in the retail and office markets were noted reflecting continued historically low interest rates and resulting in overall higher sales prices.

Income approach calibration.

All tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments including size, effective age, and construction quality as recorded in the Assessor's records.

Income tables were created for many of the property types. A summary and typical breakdown of the income information used for the primary markets follows. These tables are included as a guide and individual property rates and conditions may vary.

Area 90-10/ 15/ 20/ 25 – North Creek/ Woodinville

Land Use:	Rent Range per Sqft	Vacancy/Coll. Loss %	Expense Rate %	Capitalization Rate %
Office	\$12.00 to \$24.00	12% to 15%+	10%	7.0% to 8.5%
Retail/Mixed Use	\$12.00 to \$22.00+	3%	10%	7.0% to 8.5%
Industrial/ Whse.	\$5 to \$7.50	8% to 12%+	8%	7.5% to 8.5%

Office annual rents typically ranged from \$12 to \$24/sqft per triple net rentable area with expenses of 10%. Retail and mixed-use retail were valued based on both triple net and gross rent basis ranging from \$12 to \$22+/sqft. Industrial, storage, and warehouse properties typical annual rent ranged from \$5 to \$7.50/sqft of net rentable area. General annual expense rates used were 8%. Vacancy rates for office space remained high at 12% to 15%+ for direct space for this period. The Industrial/Warehouse market vacancy rates varied from 8% to 12%+ while the Retail segment falling to 3% reflecting the strongest market.

Area 90-45/ 50/ 55 - Redmond CBD/ West/ East

Land Use:	Rent Range per Sqft	Vacancy/Coll. Loss %	Expense Rate %	Capitalization Rate %
Office	\$13.00 to \$25.00	10% -12%	10%	7.0% to 8.5%
Retail/Mixed Use	\$12.00 to \$30.00+	3%	10%	7.0% to 8.5%
Industrial/ Whse.	\$5.75 to \$7.80	7% to 12%+	8%	7.5% to 8.5%

Office annual rents typically ranged from \$13 to \$25/sqft based on triple net and gross rent with expenses of 10%. Vacancy rates typically were 10%+ for the area. The retail and mixed-use retail market remained strong with annual rents ranging typically from \$12 to \$30+ valued based on both triple net and gross rent basis and a vacancy rate of 3% or less. Industrial, storage, and warehouse properties were typically valued using annual rent ranges from \$5.75 to \$7.80 per square foot of net rentable area. Vacancy rates for this market decreased to between 7%-12%. General annual expense rates used were 8%.

Area 90-35 / 65 - Kingsgate/ East Kirkland

Land Use:	Rent Range per Sqft	Vacancy/Coll. Loss %	Expense Rate %	Capitalization Rate %
Office	\$15.00 to \$26.00	10% to 14%	10%	7.0% to 8.5%
Retail/Mixed Use	\$12.00 to \$22.00+	3%	10%	7.0% to 8.5%

Office annual rents typically ranged from \$15 to \$26/sqft based on triple net and gross rent with expenses of 10%. Vacancy rates typically were 10% to 14%+. The retail and mixed-use retail

market remained strong with annual rents ranging typically from \$12 to \$22+ per net rentable area and a vacancy rate of 3%. The typical annual expense rates were 10%.

Area 90-30/60 – Overlake/Microsoft / Willows

Land Use:	Rent Range per Sqft	Vacancy/Coll. Loss %	Expense Rate %	Capitalization Rate %
Office	\$13.00 to \$25.00	12% +	10%	7.0% to 8.5%
Retail/Mixed Use	\$14.00 to \$22.00	3%	10%	7.0% to 8.5%
Industrial/ Whse.	\$6.00 to \$7.80	10% +	8%	7.5% to 8.5%

Office annual triple net rents typically ranged from \$13 to \$25/sqft based on triple net and gross rent with expenses of 10%. Vacancy rates were similar to the previous year with rates typically at 12%+ for the area. Retail and mixed-use retail annual rents typically range from \$14 to \$22 per rentable area. Industrial, storage, and warehouse properties annual rent ranged from \$6 to \$7.8 per square foot of net rentable area. Vacancy rates were typically at 10% with an annual expense rates of 8%.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

The area appraiser reviewed all value estimates before final value selection. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied can vary somewhat but fall within an acceptable range of variation from the established guideline. Final value selects were reviewed by the Senior Appraiser before posting.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed during the entire cycle and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is reflected in the weighted mean ratio of 95.8%. The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report. The total value for the Geographic assigned parcels increased as follows:

	2005 Total	2006 Total	\$ Change	% Change
Total Value	\$2,480,749,996	\$2,728,297,060	+\$247,547,064	+9.98%

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office located in the King County Administration Building.

Improvement Ratio Study (Before)

2005 Assessments

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																				
East Crew	1/1/2005	4/6/2006	1/17/03 - 12/21/05																				
Area	Appr ID:	Prop Type:	Trend used?: Y / N																				
90	EPRE	Improvement	N																				
SAMPLE STATISTICS																							
Sample size (n)	85	<div><div>Ratio Frequency</div><table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.5-0.6</td><td>1</td></tr><tr><td>0.6-0.7</td><td>2</td></tr><tr><td>0.7-0.8</td><td>9</td></tr><tr><td>0.8-0.9</td><td>9</td></tr><tr><td>0.9-1.0</td><td>15</td></tr><tr><td>1.0-1.1</td><td>29</td></tr><tr><td>1.1-1.2</td><td>14</td></tr><tr><td>1.2-1.3</td><td>4</td></tr><tr><td>1.3-1.4</td><td>2</td></tr></tbody></table></div>		Ratio	Frequency	0.5-0.6	1	0.6-0.7	2	0.7-0.8	9	0.8-0.9	9	0.9-1.0	15	1.0-1.1	29	1.1-1.2	14	1.2-1.3	4	1.3-1.4	2
Ratio	Frequency																						
0.5-0.6	1																						
0.6-0.7	2																						
0.7-0.8	9																						
0.8-0.9	9																						
0.9-1.0	15																						
1.0-1.1	29																						
1.1-1.2	14																						
1.2-1.3	4																						
1.3-1.4	2																						
Mean Assessed Value	2,340,700																						
Mean Sales Price	2,636,100																						
Standard Deviation AV	4,153,047																						
Standard Deviation SP	4,670,671																						
ASSESSMENT LEVEL																							
Arithmetic mean ratio	0.898																						
Median Ratio	0.934																						
Weighted Mean Ratio	0.888																						
UNIFORMITY																							
Lowest ratio	0.4355																						
Highest ratio:	1.2648																						
Coefficient of Dispersion	12.83%																						
Standard Deviation	0.1561																						
Coefficient of Variation	17.39%																						
Price-related Differential	1.01																						
RELIABILITY																							
95% Confidence: Median		<div>These figures reflect reflect current sales and their effect on the present assessment values.</div>																					
Lower limit	0.880																						
Upper limit	0.966																						
95% Confidence: Mean																							
Lower limit	0.864																						
Upper limit	0.931																						
SAMPLE SIZE EVALUATION																							
N (population size)	931																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.1561																						
Recommended minimum:	37																						
Actual sample size:	85																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	36																						
# ratios above mean:	49																						
z:	1.301582747																						
Conclusion:	Normal*																						
*i.e., no evidence of non-normality																							

Improvement Ratio Study (After)

2006 Assessments

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:														
East Crew	1/1/2006	4/6/2006	1/17/03 - 12/21/05														
Area	Appr ID:	Prop Type:	Trend used?: Y / N														
90	EPRE	Improvement	N														
SAMPLE STATISTICS																	
Sample size (n)	85	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.8</td><td>4</td></tr><tr><td>0.9</td><td>20</td></tr><tr><td>1.0</td><td>33</td></tr><tr><td>1.1</td><td>21</td></tr><tr><td>1.2</td><td>6</td></tr><tr><td>1.3</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.8	4	0.9	20	1.0	33	1.1	21	1.2	6	1.3	1
Ratio	Frequency																
0.8	4																
0.9	20																
1.0	33																
1.1	21																
1.2	6																
1.3	1																
Mean Assessed Value	2,525,200																
Mean Sales Price	2,636,100																
Standard Deviation AV	4,472,545																
Standard Deviation SP	4,670,671																
ASSESSMENT LEVEL																	
Arithmetic mean ratio	0.965	<div>These figures reflect current sales and their effect on the recommended assessed values,</div>															
Median Ratio	0.984																
Weighted Mean Ratio	0.958																
UNIFORMITY																	
Lowest ratio	0.7202																
Highest ratio:	1.2578																
Coeffient of Dispersion	7.95%																
Standard Deviation	0.1037																
Coefficient of Variation	10.75%																
Price-related Differential	1.01																
RELIABILITY																	
95% Confidence: Median		<div>These figures reflect current sales and their effect on the recommended assessed values,</div>															
Lower limit	0.956																
Upper limit	0.991																
95% Confidence: Mean																	
Lower limit	0.943																
Upper limit	0.987																
SAMPLE SIZE EVALUATION																	
N (population size)	931																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.1037																
Recommended minimum:	17																
Actual sample size:	85																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	35																
# ratios above mean:	50																
z:	1.518513205																
Conclusion:	Normal*																
*i.e., no evidence of non-normality																	

Improvement Sales Used in Area 90

Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
012505	9072	2,960	2080878	\$460,000	10/28/04	\$155.41	TRIPLEX	CC6	1	Y
012505	9076	1,980	2080879	\$400,000	10/27/04	\$202.02	CONVERTED SFR - OFFICE	CC6	1	Y
012505	9077	2,600	2102827	\$450,000	02/17/05	\$173.08	DUPLEX	CC6	1	Y
012505	9122	15,410	2170928	\$2,500,000	11/22/05	\$162.23	AVONDALE PLACE	BP	1	Y
012505	9154	3,354	2125307	\$960,000	05/22/05	\$286.23	QUIN'S AUTO REPAIR	GC	1	Y
022505	9065	1,270	2021377	\$480,000	02/10/04	\$377.95	CONVERTED SFR - OFFICE	CC4	1	Y
022505	9089	1,440	2085582	\$500,000	11/22/04	\$347.22	CONVERTED SFR - OFFICE	CC4	1	Y
022505	9103	7,467	2095039	\$1,600,000	01/05/05	\$214.28	REDMOND GENERAL INSURANCE	CC4	1	Y
032505	9174	57,325	1948352	\$3,498,891	03/28/03	\$61.04	O'BRIEN INTERNATIONAL	MP	4	Y
032505	9177	7,500	2046994	\$887,500	06/09/04	\$118.33	AMERICAN ROYALE ROOFING	MP	1	Y
032505	9206	21,631	1962221	\$2,135,550	05/29/03	\$98.73	NUPRECON CORP	MP	1	Y
032605	9091	12,950	2134608	\$1,500,000	06/28/05	\$115.83	GARDEN FRESH FOODS INC	I	1	Y
032605	9104	12,000	2147371	\$1,190,000	08/11/05	\$99.17	WAREHOUSE	I	1	Y
032605	9120	20,130	2145915	\$1,625,000	08/10/05	\$80.73	NORTHWOOD INDUSTRIAL PARK SOUTH	I	1	Y
032605	9146	45,450	2164048	\$4,200,000	10/24/05	\$92.41	NOBO BUILDING	I	1	Y
067310	0073	3,360	2143757	\$1,250,000	07/26/05	\$372.02	CHURCH OF SCIENTOLOGY	RC	1	Y
092605	9109	1,404	2129016	\$4,700,000	05/31/05	\$3,347.58	VALLEY VIEW MOBILE MANOR	R 15	2	Y
102605	9011	7,852	2060090	\$1,100,000	07/29/04	\$140.09	WOODIN PROFESSIONAL BUILDING	CBD	1	Y
102605	9032	6,238	1944104	\$1,087,500	03/07/03	\$174.33	WOODINVILLE MONTESSORI SCHOOL	RA2.5SO	2	Y
102605	9083	120,458	2051949	\$18,522,000	06/25/04	\$153.76	WOODINVILLE TOWNE CENTER	CBD	3	Y
102605	9103	4,121	2174518	\$961,000	11/29/05	\$233.20	VICTORIA SQUARE SUITES	O	1	
112505	9040	5,946	2005284	\$1,492,000	12/01/03	\$250.92	TONY ROMA'S	CC3	1	Y

112505	9102	15,213	2162836	\$2,950,000	10/19/05	\$193.91	LINE RETAIL STORE	R30	1	Y
122505	9053	1,806	1941115	\$335,000	02/11/03	\$185.49	CONVERTED SFR - RETAIL	CC4	1	Y
122505	9070	1,092	2170425	\$695,000	11/02/05	\$636.45	KELLEY REALTY	CC1	1	Y
122505	9071	1,070	2087193	\$520,000	11/29/04	\$485.98	CONVERTED SFR - OFFICE	CC4	1	Y
122505	9078	1,270	2078182	\$525,000	10/19/04	\$413.39	CONVERTED SFR - OFFICE	CC4	1	Y
122505	9082	9,574	2088571	\$2,675,000	12/07/04	\$279.40	FAIRWAY BUILDING	CC1	1	Y
122505	9100	14,950	2170637	\$3,990,000	11/18/05	\$266.89	BEAR CREEK PROF CTR	CC3	1	Y
122505	9101	21,438	2117215	\$1,750,000	04/16/05	\$81.63	EASTSIDE COLLISION, SIGN POSTERS	MP	1	Y
122505	9111	8,705	2081569	\$1,650,000	10/20/04	\$189.55	GREEN FUNERAL HOME	CC1	2	Y
122505	9126	860	2049786	\$430,000	06/22/04	\$500.00	CONVERTED SFR - RETAIL	CC4	1	Y
122505	9170	2,394	2081069	\$625,000	10/20/04	\$261.07	OFFICE BUILDING	CC3	1	Y
122505	9170	2,394	2165629	\$760,000	10/27/05	\$317.46	THUNDERBIRD PACIFIC CORP	CC3	1	Y
122505	9260	19,616	1945826	\$1,500,000	03/15/03	\$76.47	70TH CENTER	MP	1	Y
123310	0282	7,344	2023979	\$1,515,200	03/07/04	\$206.32	BENNOAH BUILDING	PR 3.6	1	Y
123850	0165	47,840	2063497	\$14,500,000	08/05/04	\$303.09	FORBES LAKE BUILDING	BC	1	Y
124190	0046	3,672	1999121	\$550,000	10/30/03	\$149.78	DISCOVERY PRESCHOOL & CHILDCARE	PO (2)	1	Y
124190	0050	1,484	2096864	\$660,000	01/17/05	\$444.74	OFFICE	PO (2)	2	Y
131830	0010	9,004	2101308	\$1,285,000	01/20/05	\$142.71	EAST BUILDING	BP	1	Y
162605	9081	4,008	2047275	\$2,000,000	06/15/04	\$499.00	OFFICE BUILDING - TEARDOWN	OSO	1	Y
162605	9084	2,500	2018884	\$410,000	02/10/04	\$164.00	A & J MART	NBSO	1	Y
221295	0062	4,600	2128723	\$1,275,000	06/06/05	\$277.17	CRAIG BUILDING	MP	1	Y
262505	9049	6,408	2166907	\$1,900,000	11/02/05	\$296.50	AERO RENT-A-CAR	RC	1	
272605	9110	59,060	2012728	\$13,858,381	01/09/04	\$234.65	VALLEY VIEW CORPERATE CENTER	ISO	1	Y
384850	0705	20,229	2083403	\$3,698,000	11/12/04	\$182.81	RETAIL & 9 UNIT	NC/C	1	Y
387646	0010	2,800	1955742	\$601,310	04/30/03	\$214.75	WHITE BUFFALO SALOON	CBSO	1	Y
387646	0040	2,520	2069887	\$461,034	09/13/04	\$182.95	KINGSGATE CAR WASH	CBSO	1	Y
387646	0050	17,850	2178869	\$3,600,000	12/21/05	\$201.68	KINGSGATE SHOPPING PLAZA	CBSO	2	
388810	0220	7,420	1997404	\$515,000	10/23/03	\$69.41	SFR HOUSE & GAR SVCS/WHSE	RSX7.2	1	Y
392720	0030	9,095	2097612	\$1,780,000	01/21/05	\$195.71	KOLL COMMERCE CENTER LOT	RC	1	Y

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392720	0040	8,465	2090531	\$1,315,500	12/14/04	\$155.40	KOLL COMMERCE CENTER LOT 4	RC	1	Y
392720	0200	8,230	1982787	\$1,350,000	08/22/03	\$164.03	KOLL COMMERCE CENTER LOT 20	RC	1	Y
571160	0030	14,400	2128257	\$1,020,000	05/27/05	\$70.83	LIGHT INDUSTRIAL	I	1	Y
644850	0010	93,910	2093647	\$21,800,000	12/29/04	\$232.14	OVERLAKE EAST SHOPPING CENTER	RC	2	46
671970	0025	1,470	2089051	\$550,000	12/03/04	\$374.15	COUNTRY GARDEN BRISTO	CC4	1	Y
671970	0085	1,400	2017244	\$400,000	01/26/04	\$285.71	CONVERTED SFR	CC6	1	Y
671970	0190	2,270	2060239	\$740,000	07/28/04	\$325.99	SFR - COMMERCIAL	CC6	2	Y
671970	0245	1,020	2081091	\$474,000	10/28/04	\$464.71	CONVERTED SFR - OFFICE	CC6	1	Y
671970	0310	1,480	2115372	\$560,000	04/11/05	\$378.38	SFR - COMMERCIAL	CC6	1	Y
671970	0320	7,050	2097361	\$1,600,000	01/18/05	\$226.95	BCI BUILDING	CC6	1	Y
671970	0335	7,502	1956178	\$1,575,000	04/28/03	\$209.94	OFFICE BLDG	CC6	1	Y
671970	0355	7,020	2151092	\$1,400,000	08/30/05	\$199.43	HARBOR CITY BLDG	CC6	2	Y
671970	0365	1,260	2084845	\$445,000	11/10/04	\$353.17	CONVERTED SFR	CC6	1	Y
719880	0035	2,480	2012688	\$730,000	01/07/04	\$294.35	RETAIL STORE	CC1	1	Y
719880	0111	1,821	2110148	\$500,000	03/21/05	\$274.57	BOOK STORE	CC1	1	Y
719890	0050	73,695	2124246	\$10,600,000	05/20/05	\$143.84	OPPORTUNITY BUILDING	CC4	1	Y
719890	0350	7,496	2165190	\$1,950,000	10/17/05	\$260.14	REDMOND INSURANCE CENTER	CC4	1	Y
720240	0030	77,840	2071951	\$10,935,749	09/02/04	\$140.49	MERVYN'S	GDD(1)	1	Y
726910	0093	1,529	1998987	\$250,000	10/29/03	\$163.51	INDUSTRIAL BUILDING	I	1	Y
779220	0035	1,844	2099606	\$390,000	01/31/05	\$211.50	TOWN SHOE REPAIR	CC1	1	Y
779240	0151	5,021	1934647	\$1,200,000	01/17/03	\$239.00	LINE RETAIL	CC1	1	Y
779290	0205	780	2088443	\$360,000	12/06/04	\$461.54	SFR - COMMERCIAL	CC6	1	Y
779290	0245	900	2080963	\$475,000	10/20/04	\$527.78	SFR - TEARDOWN	CC6	1	Y
779290	0255	920	2047885	\$415,000	06/09/04	\$451.09	CONVERTED SFR - OFFICE	CC6	1	Y
802970	0030	7,329	1948793	\$1,584,000	03/24/03	\$216.13	OFFICE BUILDING	CC1	1	Y
943050	0071	11,845	2120884	\$1,850,000	04/25/05	\$156.18	CORTAN BLDG	MP	1	Y
943050	0073	28,136	2152312	\$2,500,000	08/30/05	\$88.85	BEST PLASTICS BINDING BLDG	MP	1	Y
951710	0175	17,700	1951087	\$3,200,000	04/10/03	\$180.79	WOODINVILLE WEST CENTER	CBD	1	Y

951710	0175	17,750	2119883	\$4,500,000	04/27/05	\$253.52	WOODINVILLE WEST CENTER	CBD	1	Y
951710	0190	3,480	2051960	\$1,800,000	07/01/04	\$517.24	ANCHOR FENCE CO	GB	1	Y
951760	0060	131,851	2059017	\$27,100,000	07/30/04	\$205.54	WOODINVILLE PLAZA - LINE RETAIL	CBD	6	Y
951810	0010	2,078	2066994	\$385,000	08/26/04	\$185.27	GAMESPLUS	CBD	2	Y
951810	0070	3,553	2042802	\$375,000	05/25/04	\$105.54	HORSESHOE SALOON	CBD	1	Y
951810	0195	5,939	2098791	\$1,225,000	01/20/05	\$206.26	SHANNON BUILDING	CBD	5	Y